



Entered on Docket  
November 02, 2009

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa  
United States Bankruptcy Judge

Electronically Filed on \_\_\_\_\_

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U.S. Bank National Association, as Trustee, on behalf of the Holders of CSAB Mortgage-Backed Pass-Through Certificates, Series 2007-1  
09-76239

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In Re:

Thomas Kaiser and Janine Kaiser

Debtor(s).

BK-09-21263-mkn

Date: 10/7/09

Time: 1:30 pm

Chapter 13

**ORDER VACATING AUTOMATIC STAY**

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the  
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to  
3 Secured Creditor U.S. Bank National Association, as Trustee, on behalf of the Holders of CSAB  
4 Mortgage-Backed Pass-Through Certificates, Series 2007-1, its assignees and/or successors in interest,  
5 of the subject property, generally described as 3620 Bixbee Ct., Las Vegas, NV 89129, and legally  
6 described as follows:  
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8 LOT TWENTY-FIVE (25) IN BLOCK TWO (2) OF PALM WEST, AS SHOWN BY  
9 MAP THEREOF ON FILE IN BOOK 64 OF PLATS, PAGE 9, IN THE OFFICE  
OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

10 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give  
11 Debtors at least five business days' notice of the time, place and date of sale.

12 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby  
13 withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee of  
14 the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its secured  
15 Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the foreclosure sale.

16 IT IS FURTHER ORDERED that in the event a Notice of Default was recorded against this  
17 particular property prior to July 1, 2009, the Debtor(s) can promptly submit a copy of this Order to the  
18 State of Nevada, Foreclosure Mediation Program and the Order will be construed as an agreement  
19 between the Secured Creditor and Debtor(s) that they have voluntarily agreed to a mediation under the  
20 Nevada State Foreclosure Mediation Program pursuant to Rule 6 of said program. The necessary  
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1 information can be accessed at "<http://www.nevadajudiciary.us/>".

2  
3 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

4 Submitted by:

5 **WILDE & ASSOCIATES**

6 /s/ GREGORY L. WILDE

7 By \_\_\_\_\_

**GREGORY L. WILDE, ESQ.**

8 Attorney for Secured Creditor

208 South Jones Boulevard

9 Las Vegas, Nevada 89107

10 APPROVED / DISAPPROVED

11 \_\_\_\_\_  
12 David Krieger

1020 Garces, Suite 100

13 Las Vegas, NV 89101

Attorney for Debtor(s)

14  
15  
16 APPROVED / DISAPPROVED

17  
18 \_\_\_\_\_  
19 Kathleen A Leavitt

201 Las Vegas Blvd., So. #200

20 Las Vegas, NV 89101

Chapter 13 Trustee

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1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3 ☐ The court waived the requirements of LR 9021.

4 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

5 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any  
6 unrepresented parties who appeared at the hearing, and any trustee appointed in this case,  
and each has approved or disapproved the order, or failed to respond, as indicated below  
(list each party and whether the party has approved, disapproved, or failed to respond to the  
document):

7 (List Parties)

8 Debtor's counsel:

9 ☐ approved the form of this order ☐ disapproved the form of this order

10 ☐ waived the right to review the order and/or ☒ failed to respond to the document

11 ☐ appeared at the hearing, waived the right to review the order

12 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

13 Trustee:

14 ☐ approved the form of this order ☐ disapproved the form of this order

15 ☐ waived the right to review the order and/or ☒ failed to respond to the document

16 Other Party: \_\_\_\_\_

17 ☐ approved the form of this order ☐ disapproved the form of this order

18 ☐ waived the right to review the order and/or ☐ failed to respond to the document

19 Breach Order:

20 ☐ This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of  
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which  
22 they have not replied

23  
24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

26 Attorney for Secured Creditor